

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22104

Property Information

property address: 305 E 22ND ST

legal description: CITY OF BRYAN, BLOCK 29, LOT 7, HALF OF 8

owner name/address: RUFFINO FAMILY LTD PTRSHP

3505 LONGMIRE

COLLEGE STATION, TX 77845

full business name:

land use category: Vacant

type of business:

current zoning: C-2

occupancy status: Vacant

lot area (square feet): 8625

frontage along Texas Avenue (feet):

lot depth (feet): 115

sq. footage of building: 3760

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 24 # of stories: 1

type of buildings (specify): Brick

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1973

accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) chain-link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 5

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: cracked w/ grassy weeds

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *along side Bldg / next to fence*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no *N/A*

Other Comments:

